

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



Tel: (978) 582-4147
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
March 22, 2010

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

ROLL CALL: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

Absent: Robert J. Saiia

MINUTES – APPROVAL: Signed 3/8/10, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed.

COMMITTEE REPORTS:

Capital Planning Committee- Plan is on the Town Meeting Warrant. Copy of the report for the Department of Public Works (DPW) proposed building sent to each member.

MJTC- No report.

MRPC- No report. Director will attend Energy Advisory Committee meeting.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Green Community Task Force- Director reported that the Task Force is struggling with the Criteria to become a Green Community; mainly listing item #3 - the reduction of 20% energy use, and #5 - the Stretch Code.

May 2010 Annual Town Meeting- Chair noted satisfaction with the Frontage definition. Motion to approve, Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed. Motion to approve correction to § 4.2.1.1.b), Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed, Motion to approve the map change required by the Department of Environmental Protection (DEP), Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed.

Other-

Director reported that the Density Bonus Payment Application has been submitted to the Department of Housing and Community Development (DHCD). Mr. Reyeht from DHCD stated the Application looks good and he will let the Planning Office know if DHCD needs any more information.

Director reported that Commonwealth Capital has been submitted with 102 points. This point value is excellent; however, it will be reviewed by the State Agency.

Director informed Board members of the required staff furlough dates commencing April 18th. The Ritter Building will be closed. Employees have options of the methodology of salary deduction.

Director read the Memorandum from the Department of Public Works (DPW) Director on the repair to Robbs Hill Road.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom- Director gave status report – on file in Planning Office.

Stone Farm- Director gave status report – on file in Planning Office.

Tri Town Landing- Director gave status report – on file in Planning Office.

UNFINISHED BUSINESS:

See above Planning Director's Reports and Development Status Reports.

DATA INFORMATION & GENERAL DISCUSSION:

Director distributed the following data to Board members:

Master Plan FY Updates- Status Reports to 1993, 2001, 2005 and 2008 Town Meetings, Master Plan Element 7, and Master Plan Element 9.

Envision 2007 Report- Report prepared by Envision Group of governmental personnel and citizens.

Past Zoning Changes- Chronological Order of Past Zoning Changes separated from the Chronological Order of all Town Meeting changes to the Zoning Bylaw.

Active and Passive Recreation Sites and Activities 2010- A listing of all passive recreation sites and activities.

Appointment: 7:30 PM, Aro Estates-

In attendance- Applicant's Attorney, Dianne C. Tillotson; Applicant, Kevin O'Brien, Kevin O'Brien Jr. and Mark Lenfest; Designing Engineer, Brian Milisci, Whitman & Bingham Associates; Town Counsel, Brian Winner, Kopelman and Paige; Peer Reviewing Engineer, David Ross, David E. Ross Associates; Emerick R. Bakaysa, Planning Board Chair; Joanna L. Bilotta, Thomas W. Bodkin Jr., Nathan J. Lockwood, and Marion M. Benson, Planning Director. Member Robert J. Saiia was absent.

Attorney Tillotson introduced the Plan, noting it showed nine separate subdivisions under 25 acres. Noted was that these subdivisions were phases with the following acreage and number of lots:

Phase #	Acreage	# of Lots
1	24.2±	21
2	13.9±	13
3	24.9±	20
4	24.9±	21
5	24.3±	22
6	20.4±	9
7	24.6±	17
8	10.5±	6
9	22.7±	2

Designing Engineer Mr. Milisci explained each phase and how it would blend into the overall development of 189 acres. Noted were temporary cul-de-sacs that would disappear as the next phase was built. The end result would be a project of 131 units on 40,000 square foot lots with two entrances off Howard Street. A concept of a well water supply was shown on Phase 9 to supply the water for the project and could be extended to tie in with the Lunenburg's Water District water line 2 ½ miles away. Mr. O'Brien noted each phase would take 1 ½ - 2 years to complete.

Comments from the Planning Board included disappointment, noting the project was the same with no open space or recreational facilities with 20-acre phases and plans for four-bedroom homes. Noted also was lack of attention to rural area roadway impact and questioned no alternative plan, including common septic and cluster design. Concern was also expressed that the interests of the Town were not representative as well as the Bylaws.

Reviewing Engineer David Ross noted that reviewing the project as a whole would be more comprehensive than in phases.

Expectations were discussed. The Developer is requesting that a further response to the concept of the presentation be made by the Board. The Board noted, despite their concern, they would keep an open mind and will have a workshop meeting with their Attorney and Reviewing Engineer to discuss the merits of the plan and will return a comment within thirty days.

ADJOURNMENT: Motion to enter Executive Session at 9:20 PM, not to return to Regular Session, Ms. Bilotta, Second, Mr. Bodkin Jr., Roll Call Vote, Mr. Bakaysa, aye; Ms. Bilotta, aye; Mr. Bodkin Jr., aye; Mr. Lockwood, aye.